

Charming Country Cottage for Sale in Saint-Privat-en-Périgord, Dordogne

EXCLUSIVE



INFORMATION

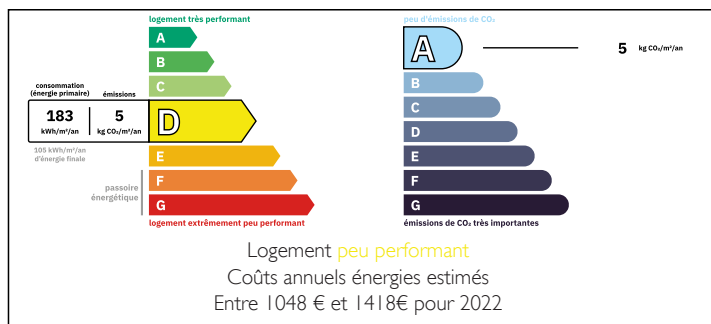
Town:	Saint Privat en Périgord
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	120 m2

IN BRIEF

UNDER OFFER Set in the heart of the picturesque Dordogne countryside, this semi-detached character-filled stone cottage in Saint-Privat-en-Périgord offers the perfect blend of traditional charm and practical comfort. Tucked behind a beautifully maintained walled garden, the property is move-in ready and ideal as a peaceful permanent home, holiday retreat, or easy-to-maintain second residence.

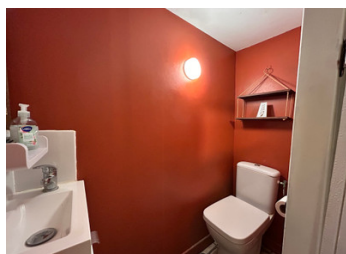


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This warm and inviting cottage has been thoughtfully updated while retaining its rustic features—stone walls, exposed wood, and a cosy wood burner, all complemented by a manageable garden full of seasonal colour. It's located in a quiet but connected village with access to the natural beauty, culture, and gastronomy that makes the Périgord region so desirable for both French and international buyers.

Whether you're looking for a tranquil retirement base, a getaway for weekend escapes, or an investment in a growing holiday rental market, this cottage ticks all the boxes. It's comfortable, compact, and bursting with charm, with features designed for easy living, including a stairlift (removable), practical storage solutions, and a bonus garden barn with power.

Outdoor Space & Garden

Entry via an enclosed walled garden designed for low maintenance and year-round enjoyment.

Gravel pathways, flowering shrubs, and mature trees surround various seating areas—perfect for al fresco dining or morning coffee.

A stone outbuilding (6.69m²) with power offers excellent storage for garden tools, bikes, or hobby equipment

Ground Floor Living

Covered porch (2.93m²) ideal for boots, coats, and seasonal storage

Welcoming living room (21.07m²) with a classic wood-burning stove, exposed stone walls, and a cosy atmosphere for all seasons

Open-plan kitchen/dining area (15.67m²) with a charming feature wall, ample storage, breakfast bar, and space for entertaining

Practical utility room (5.59m²) with plumbing for